

Fort McPherson

Zoning and Land Use Blueprint

Community Meeting
Wednesday March 24, 2010





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Meeting Agenda

Fort McPherson Zoning Blueprint

March 24, 2010 - 6:30 pm – 8:30 pm

Welcome and Opening Remarks

Meeting Series Overview

- Charletta Wilson Jacks – Director, Bureau of Planning

Zoning Blueprint

- Summary of March 17 meeting and survey
- Presentation of Residential and Main Street Districts

Meeting Wrap-Up



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Community Meeting Series Schedule

Meeting Dates:

Location: Atlanta Technical College

~~March 10, 2010~~

~~Auditorium~~

~~March 17, 2010~~

~~Moved: Cleveland L. Dennard
Conference Center Main Ballroom~~

March 24, 2010

Cleveland L. Dennard Conference
Center Main Ballroom

March 31, 2010

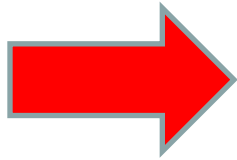
Bus Tour of Base 5:30 PM
Auditorium Meeting 6:30PM

All meetings from 6:30PM-8:30PM

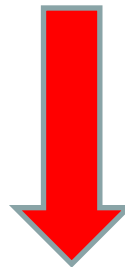


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CAUSE AND EFFECT



2005 Base Realignment and Closure (BRAC) Commission selects Fort McPherson for closure by September 2011



Development of Zoning and Land Use Blueprint prior to Property Disposal



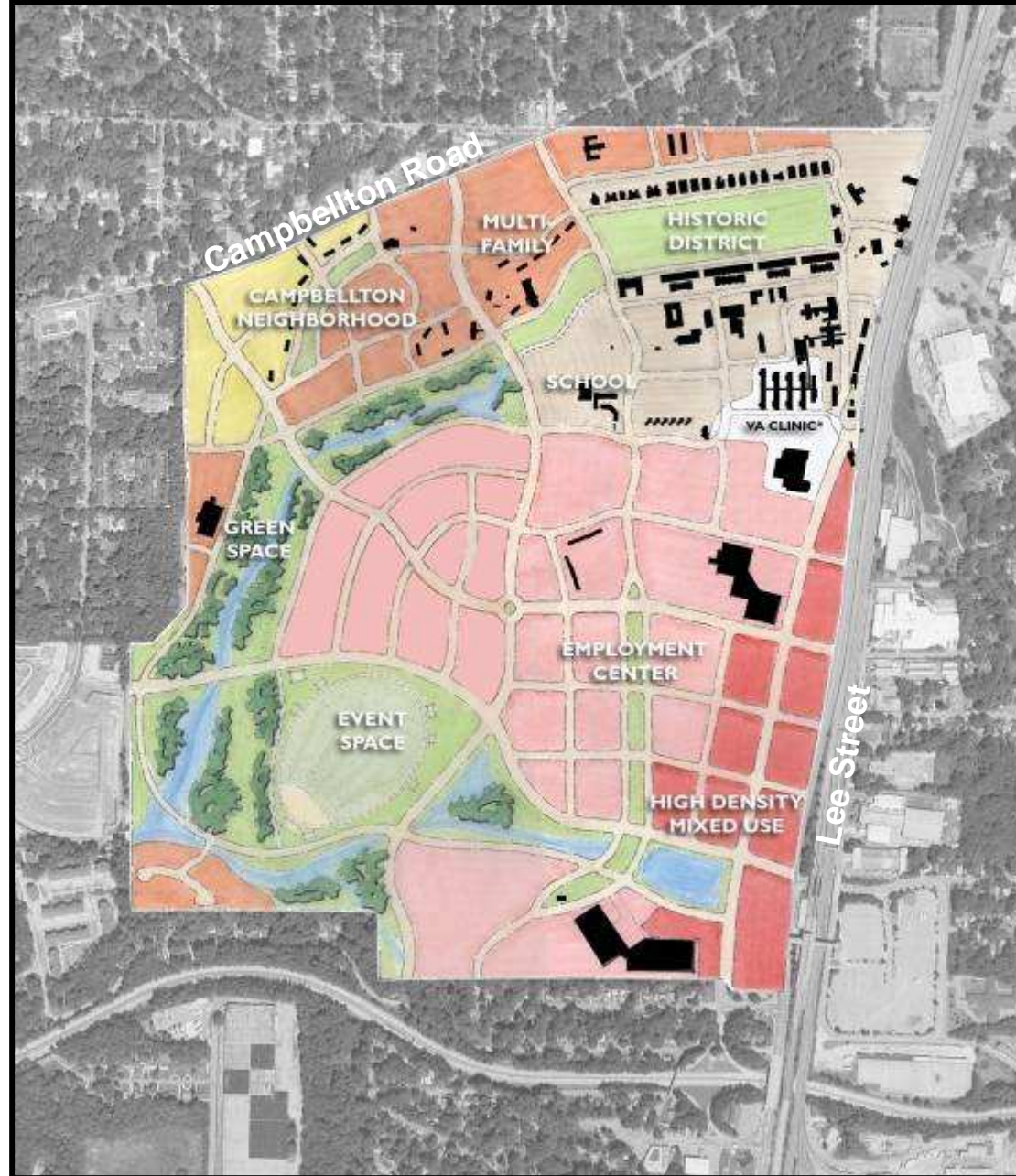
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FORT MCPHERSON REUSE PLAN OVERVIEW



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LRA-APPROVED REUSE PLAN





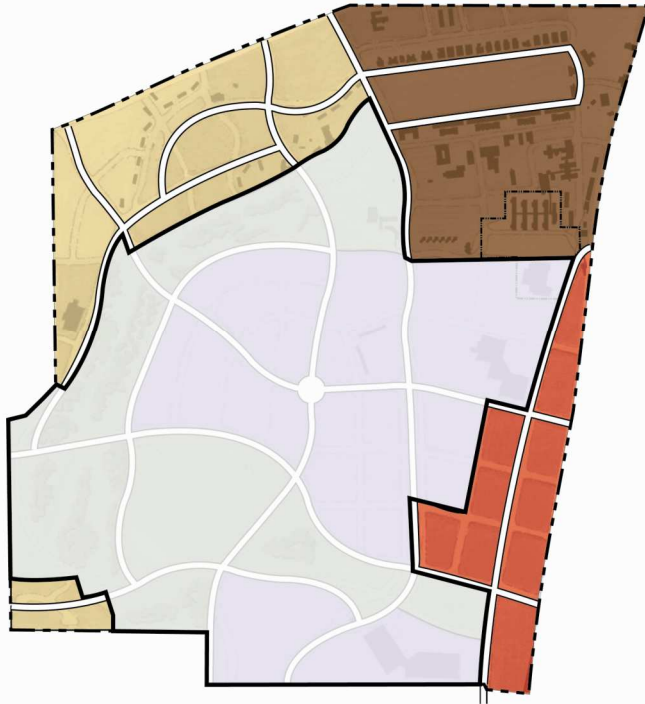
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ZONING BLUEPRINT



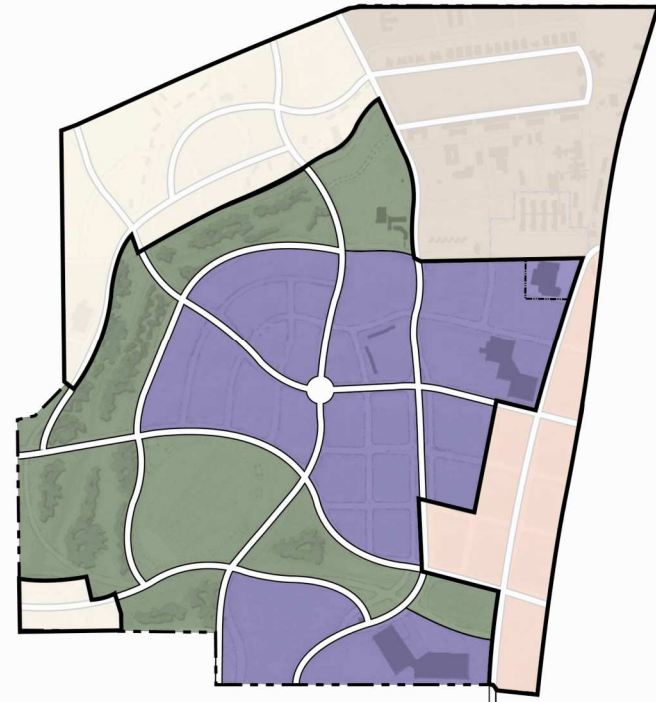
DISTRICTS

Where we are:



- Historic District
- Residential District
- Main Street District

Where we are going next:



- Employment Center District
- Green Space District



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SURVEY RESPONSE REVIEW

March 17, 2010

70 surveys were returned:

50% of respondents live in NPU-R, -S, or -X

29% of respondents live in East Point

Over half of respondents are long-time residents of their neighborhood (10+ years)



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‘PARKING LOT’ CONCERNS

- Property taxes
- Opportunities for improvement of existing homes
- Changes to adjacent property
- Traffic and infrastructure
- Parking issues



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SURVEY RESPONSE

March 24, 2010

ANSWER SURVEY QUESTIONS 1 - 4

What is the “Z” word?

Constitutional Authority

Zoning is delegated to local governments (i.e., municipalities and counties) by the Constitution as a part of Home Rule. However, states can impose procedures governing the exercise of the zoning power.

Georgia Constitution of 1983, Art. 9, Sec. 2, Para. 4.

The state has adopted procedures governing the making of a **zoning** decision, and the local government is required to strictly follow the procedures set out in the Zoning Procedures Law, O.C.G.A. Title 36, Chapter 66.

McClure v. Davidson, 258 Ga. 706, 373 S.E.2d 317 (1988).

Tilley Properties, Inc. v. Bartow County, 261 Ga. 153, 401 S.E.2d 527 (1991)



This map illustrates the Fort McPherson area, showing various zoning districts and major roads. The map is divided into several sections by major roads: Venetian Dr. to the north, Campbellton Rd. to the northeast, Lee St. running vertically through the center, and Langford Pkwy. to the south. The Fort McPherson area is centrally located and is surrounded by various zoning districts, including R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100, R-101, R-102, R-103, R-104, R-105, R-106, R-107, R-108, R-109, R-110, R-111, R-112, R-113, R-114, R-115, R-116, R-117, R-118, R-119, R-120, R-121, R-122, R-123, R-124, R-125, R-126, R-127, R-128, R-129, R-130, R-131, R-132, R-133, R-134, R-135, R-136, R-137, R-138, R-139, R-140, R-141, R-142, R-143, R-144, R-145, R-146, R-147, R-148, R-149, R-150, R-151, R-152, R-153, R-154, R-155, R-156, R-157, R-158, R-159, R-160, R-161, R-162, R-163, R-164, R-165, R-166, R-167, R-168, R-169, R-170, R-171, R-172, R-173, R-174, R-175, R-176, R-177, R-178, R-179, R-180, R-181, R-182, R-183, R-184, R-185, R-186, R-187, R-188, R-189, R-190, R-191, R-192, R-193, R-194, R-195, R-196, R-197, R-198, R-199, R-200, R-201, R-202, R-203, R-204, R-205, R-206, R-207, R-208, R-209, R-210, R-211, R-212, R-213, R-214, R-215, R-216, R-217, R-218, R-219, R-220, R-221, R-222, R-223, R-224, R-225, R-226, R-227, R-228, R-229, R-230, R-231, R-232, R-233, R-234, R-235, R-236, R-237, R-238, R-239, R-240, R-241, R-242, R-243, R-244, R-245, R-246, R-247, R-248, R-249, R-250, R-251, R-252, R-253, R-254, R-255, R-256, R-257, R-258, R-259, R-260, R-261, R-262, R-263, R-264, R-265, R-266, R-267, R-268, R-269, R-270, R-271, R-272, R-273, R-274, R-275, R-276, R-277, R-278, R-279, R-280, R-281, R-282, R-283, R-284, R-285, R-286, R-287, R-288, R-289, R-290, R-291, R-292, R-293, R-294, R-295, R-296, R-297, R-298, R-299, R-300, R-301, R-302, R-303, R-304, R-305, R-306, R-307, R-308, R-309, R-310, R-311, R-312, R-313, R-314, R-315, R-316, R-317, R-318, R-319, R-320, R-321, R-322, R-323, R-324, R-325, R-326, R-327, R-328, R-329, R-330, R-331, R-332, R-333, R-334, R-335, R-336, R-337, R-338, R-339, R-340, R-341, R-342, R-343, R-344, R-345, R-346, R-347, R-348, R-349, R-350, R-351, R-352, R-353, R-354, R-355, R-356, R-357, R-358, R-359, R-360, R-361, R-362, R-363, R-364, R-365, R-366, R-367, R-368, R-369, R-370, R-371, R-372, R-373, R-374, R-375, R-376, R-377, R-378, R-379, R-380, R-381, R-382, R-383, R-384, R-385, R-386, R-387, R-388, R-389, R-390, R-391, R-392, R-393, R-394, R-395, R-396, R-397, R-398, R-399, R-400, R-401, R-402, R-403, R-404, R-405, R-406, R-407, R-408, R-409, R-410, R-411, R-412, R-413, R-414, R-415, R-416, R-417, R-418, R-419, R-420, R-421, R-422, R-423, R-424, R-425, R-426, R-427, R-428, R-429, R-430, R-431, R-432, R-433, R-434, R-435, R-436, R-437, R-438, R-439, R-440, R-441, R-442, R-443, R-444, R-445, R-446, R-447, R-448, R-449, R-450, R-451, R-452, R-453, R-454, R-455, R-456, R-457, R-458, R-459, R-460, R-461, R-462, R-463, R-464, R-465, R-466, R-467, R-468, R-469, R-470, R-471, R-472, R-473, R-474, R-475, R-476, R-477, R-478, R-479, R-480, R-481, R-482, R-483, R-484, R-485, R-486, R-487, R-488, R-489, R-490, R-491, R-492, R-493, R-494, R-495, R-496, R-497, R-498, R-499, R-500, R-501, R-502, R-503, R-504, R-505, R-506, R-507, R-508, R-509, R-510, R-511, R-512, R-513, R-514, R-515, R-516, R-517, R-518, R-519, R-520, R-521, R-522, R-523, R-524, R-525, R-526, R-527, R-528, R-529, R-530, R-531, R-532, R-533, R-534, R-535, R-536, R-537, R-538, R-539, R-540, R-541, R-542, R-543, R-544, R-545, R-546, R-547, R-548, R-549, R-550, R-551, R-552, R-553, R-554, R-555, R-556, R-557, R-558, R-559, R-560, R-561, R-562, R-563, R-564, R-565, R-566, R-567, R-568, R-569, R-570, R-571, R-572, R-573, R-574, R-575, R-576, R-577, R-578, R-579, R-580, R-581, R-582, R-583, R-584, R-585, R-586, R-587, R-588, R-589, R-590, R-591, R-592, R-593, R-594, R-595, R-596, R-597, R-598, R-599, R-600, R-601, R-602, R-603, R-604, R-605, R-606, R-607, R-608, R-609, R-610, R-611, R-612, R-613, R-614, R-615, R-616, R-617, R-618, R-619, R-620, R-621, R-622, R-623, R-624, R-625, R-626, R-627, R-628, R-629, R-630, R-631, R-632, R-633, R-634, R-635, R-636, R-637, R-638, R-639, R-640, R-641, R-642, R-643, R-644, R-645, R-646, R-647, R-648, R-649, R-650, R-651, R-652, R-653, R-654, R-655, R-656, R-657, R-658, R-659, R-660, R-661, R-662, R-663, R-664, R-665, R-666, R-667, R-668, R-669, R-670, R-671, R-672, R-673, R-674, R-675, R-676, R-677, R-678, R-679, R-680, R-681, R-682, R-683, R-








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OVERVIEW MAP OF PROPOSED DISTRICTS



LEGEND

DISTRICTS

| | |
|---|----------------------------|
|  | Historic District |
|  | Residential District |
|  | Main Street District |
|  | Employment Center District |
|  | Green Space District |



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OVERVIEW OF PROPOSED DISTRICTS

Historic District: Preserves and protects existing historical buildings and structures while allowing for adaptive reuse and infill with compatible uses.

Residential District: Provides for a variety of residential uses that support the redevelopment of Fort McPherson and that are compatible with existing surrounding neighborhoods.

Main Street District: Provides for a mix of business and residential uses that provide services and create gathering places for both residents and the surrounding community.

Employment Center District: Provides for future employment opportunities through a compatible mixture of research and development, industrial, commercial, institutional, residential, and cultural uses.

Green Space District: Provides for active and passive recreational opportunities available to both residents and the surrounding community.



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RESIDENTIAL DISTRICT



RESIDENTIAL DISTRICT INTENT

- Encourage various types of residential structures, with appropriate standards, controlling densities, heights, lot configuration and open space.
- Ensure new development contributes positively to existing residential neighborhoods and character, and provides for the transition between existing development and new residential areas.
- Create new neighborhood commercial nodes that are pedestrian-oriented, attractive, and provide uses primarily serving adjacent neighborhoods.
- Promote a variety of residential choices focused on development that creates smaller, distinct neighborhoods that share common amenities and linkages.

ANSWER SURVEY QUESTION 5



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RESIDENTIAL DISTRICT AERIAL





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RESIDENTIAL DISTRICT AERIAL





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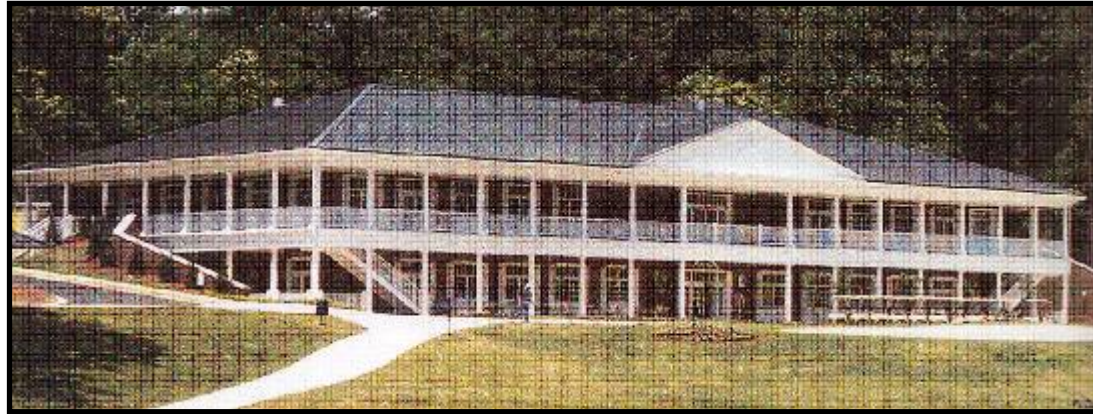
RESIDENTIAL DISTRICT AERIAL





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RESIDENTIAL DISTRICT EXISTING USES



The Commons – Golf Course Clubhouse



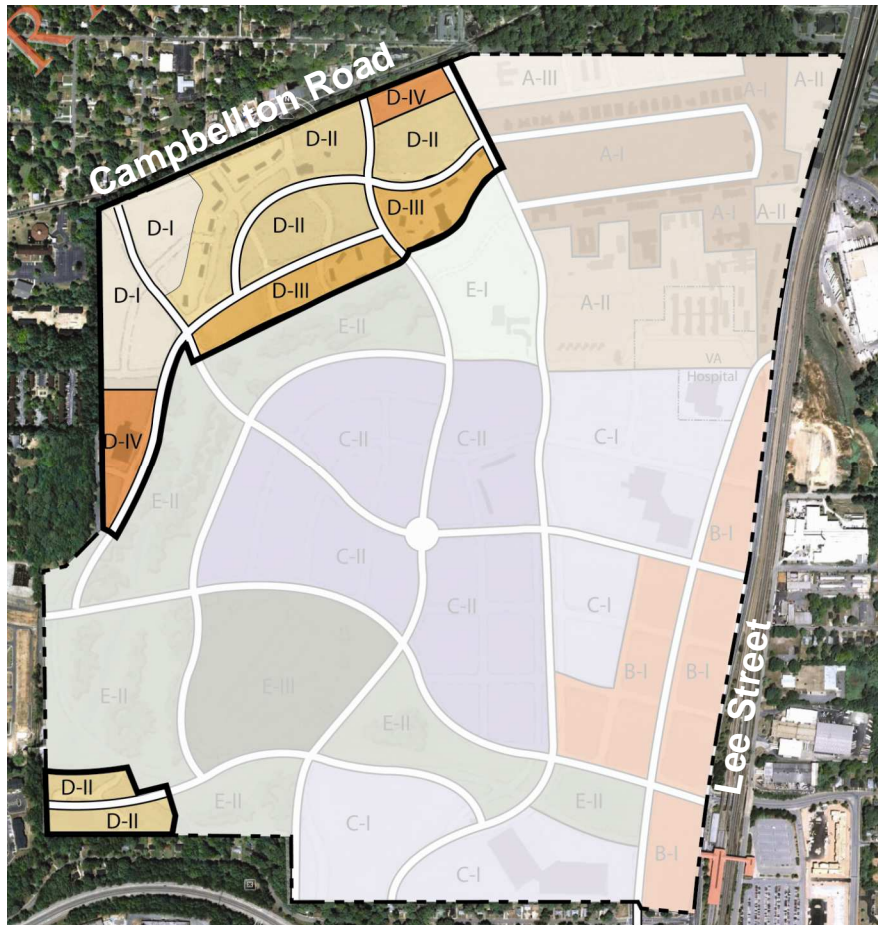
Garden Apartments – 1940's



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RESIDENTIAL DISTRICT LOCATION

The Residential District is located south of Campbellton Road in the northwest corner of Fort McPherson and at the southwest corner adjacent to the Villages of East Point.



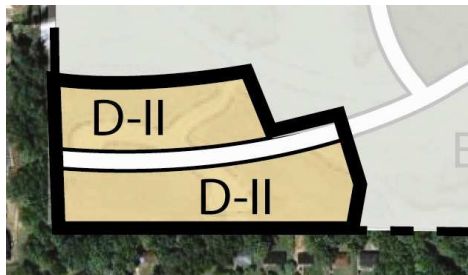
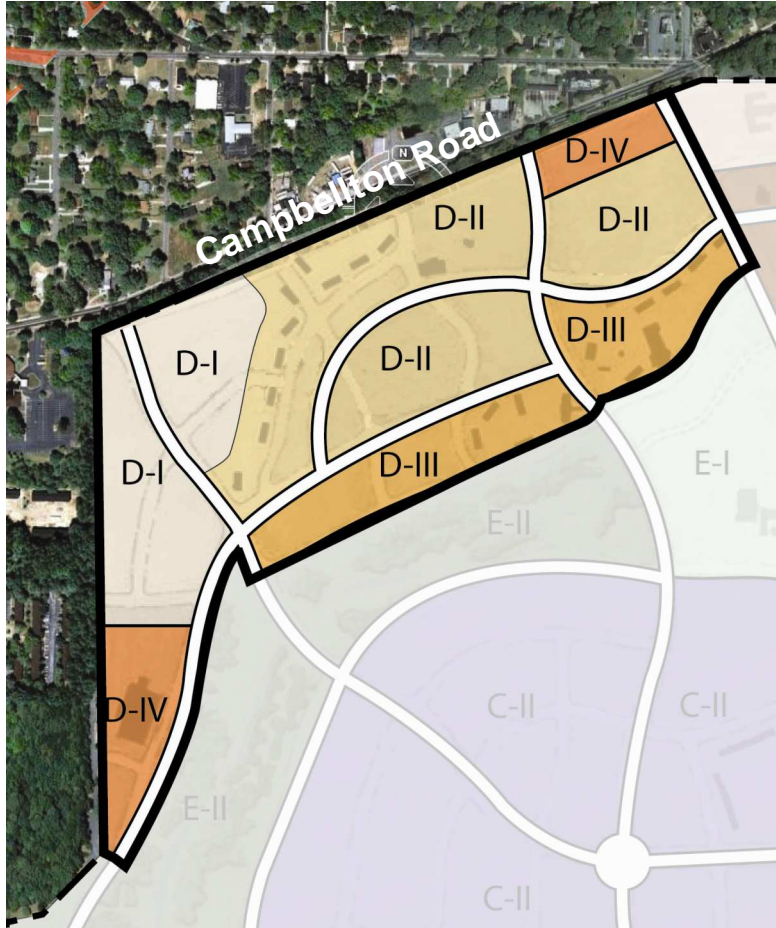
Legend

- D-I Low Density Residential
- D-II Medium Density Residential
- D-III High Density Residential
- D-IV Neighborhood Commercial





Size: 82 Acres



RESIDENTIAL DISTRICT SUBAREAS

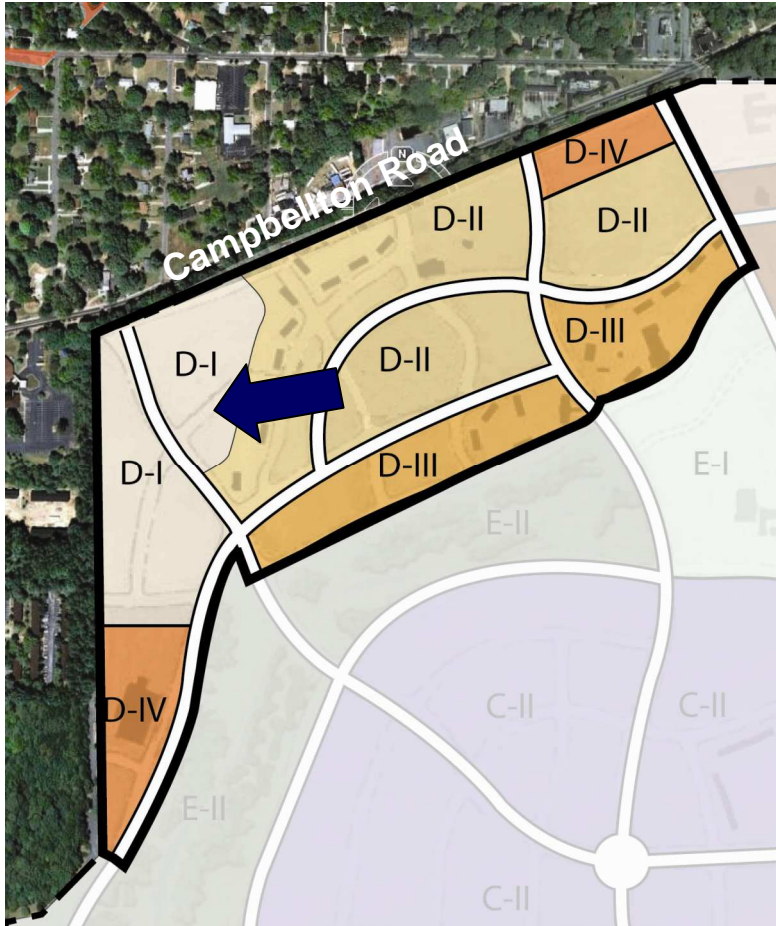


The Residential District is divided into four subareas as follows:

-  D-I Low Density Residential
-  D-II Medium Density Residential
-  D-III High Density Residential
-  D-IV Neighborhood Commercial

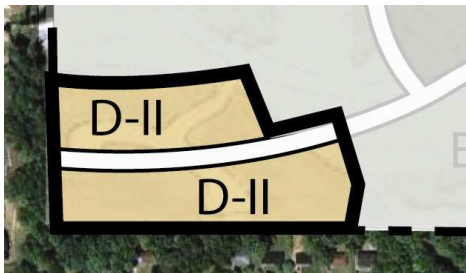


D-I SUBAREA LOCATION



The D-I Subarea is located south of Campbellton Road at the northwest corner of the Residential District.

The primary intent of the D-I Subarea is to provide for single-family residential development to blend with the residential zoning of the Venetian Hills neighborhood to the north.





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SURROUNDING RESIDENTIAL



Capitol View Neighborhood



Venetian Hills Neighborhood



Single-Family Campbellton Road Corridor



D-I SUBAREA PROPOSED PRINCIPAL & ACCESSORY USES

| RESIDENTIAL USES | ACCESSORY USES |
|---------------------------|--|
| Single-family Residential | <ul style="list-style-type: none">-Accessory uses including detached garages, greenhouses, swimming pools, and devices for the generation of energy such as solar panels.-Home Occupations-Secondary Living Quarters |
| | |

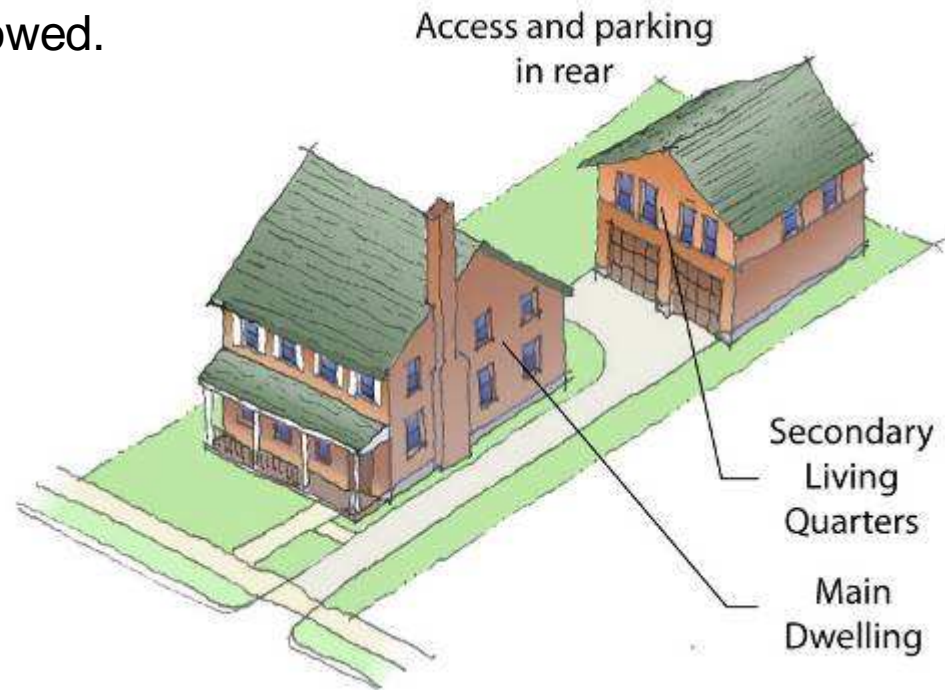
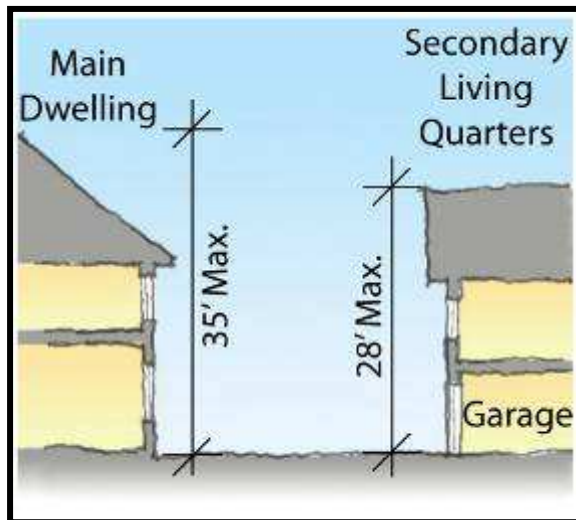


ANSWER SURVEY QUESTION 6



SECONDARY LIVING QUARTERS

- Permitted either as part of the main structure or located above a garage.
- Any additions shall have exterior finishes and architectural treatments that match the primary dwelling.
- Full kitchen amenities are allowed.



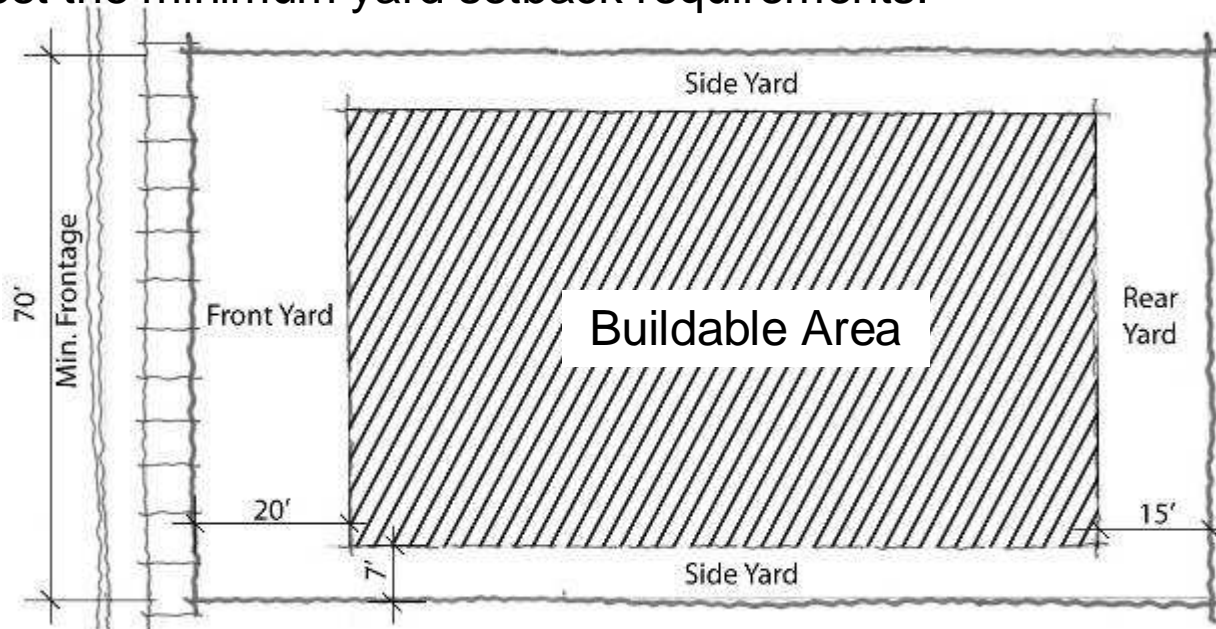
ANSWER SURVEY QUESTION 7



D-I SUBAREA PROPOSED DEVELOPMENT CONTROLS

| Permitted Use | Minimum Lot Size | | Maximum Building Height | Minimum Yard Setbacks | | |
|---------------------------|------------------|---------------|-------------------------|-----------------------|------------|------------------|
| | Area (sf) | Frontage (ft) | (ft) | Front (ft) | Side* (ft) | Rear/ Alley (ft) |
| Single-Family Residential | 9000 | 70 | 35 | 20 | 7 | 15 |

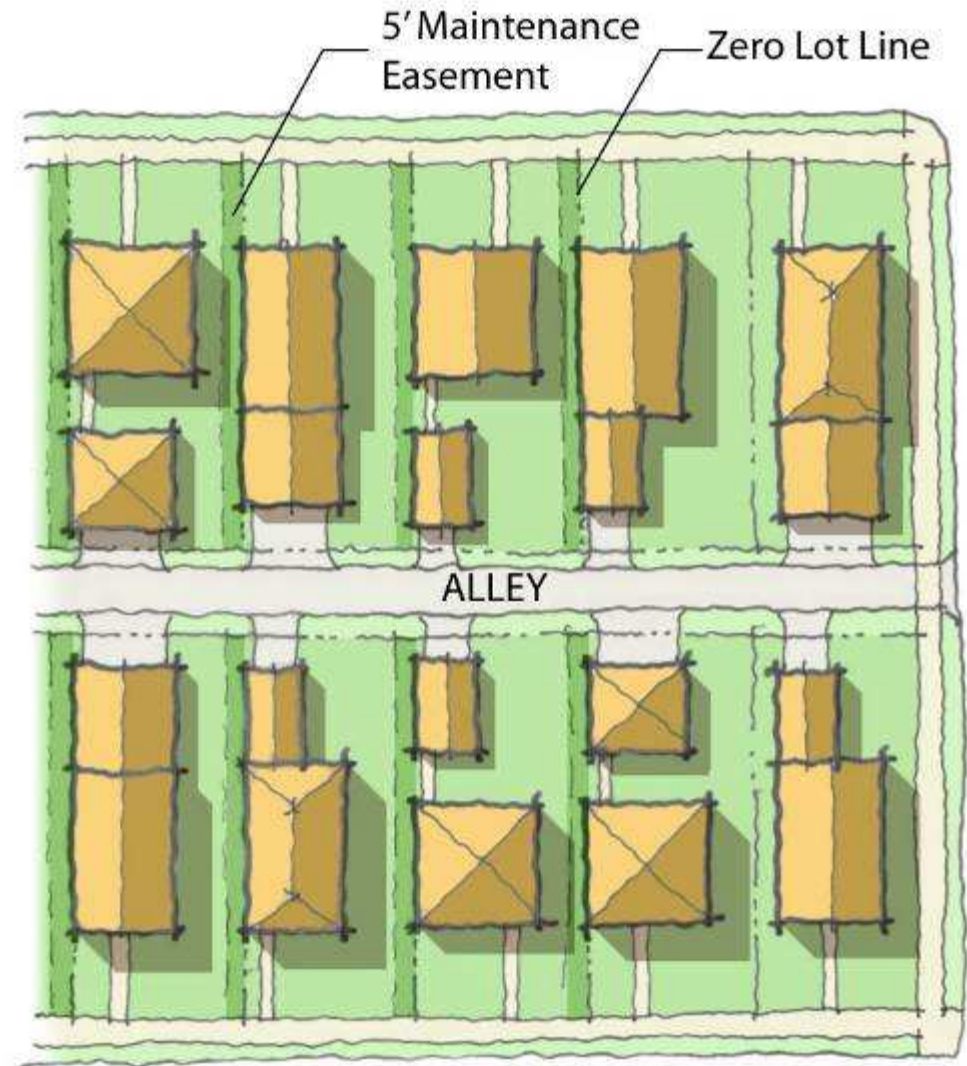
*Zero-Lot-Line permitted on one side yard provided all other yards meet the minimum yard setback requirements.





ZERO LOT LINE

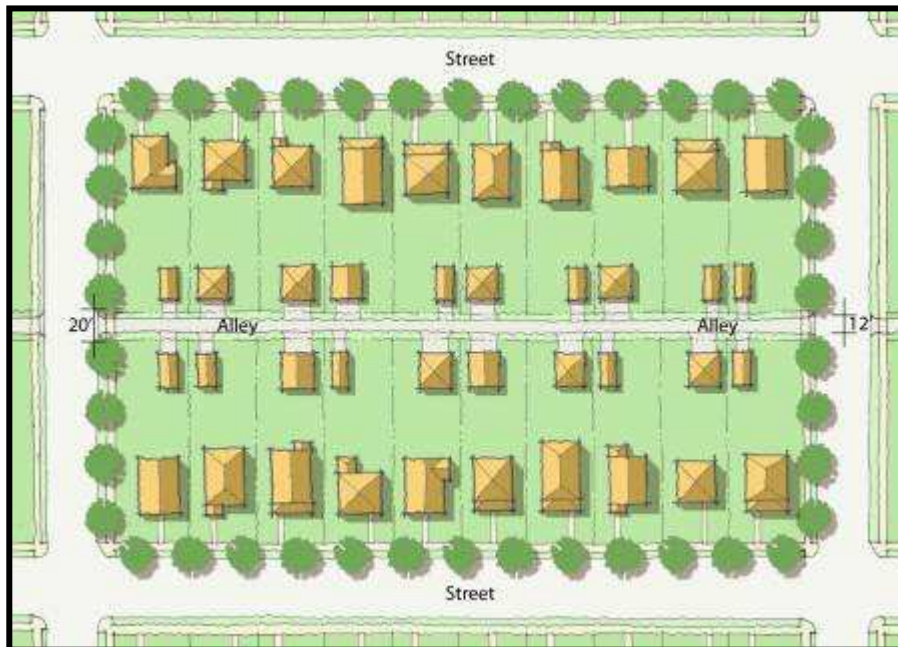
- One of the required side yards may be reduced to zero provided the opposite side yard is maintained at the full setback requirement.
- A 5 foot maintenance easement is required along the zero-lot-line adjacent to the adjoining property.





PRIVATE ALLEYS

- A private alley consists of a 20 foot private right-of-way with a minimum paved surface width of 12 feet and a 4-foot landscape strip along each side.
- The maintenance of a private alley will be the responsibility of the benefiting property owners.



Typical private alley layout

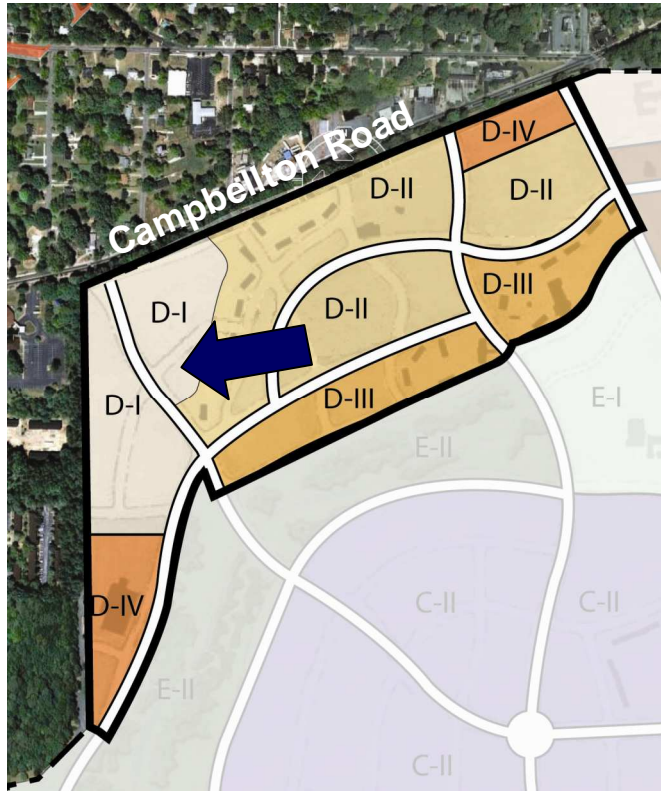


Princeton Village, College Park

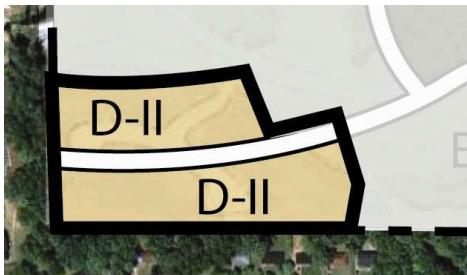
ANSWER SURVEY QUESTION 8



D-I SUBAREA SNAPSHOT

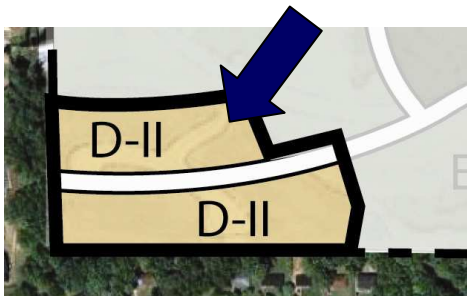
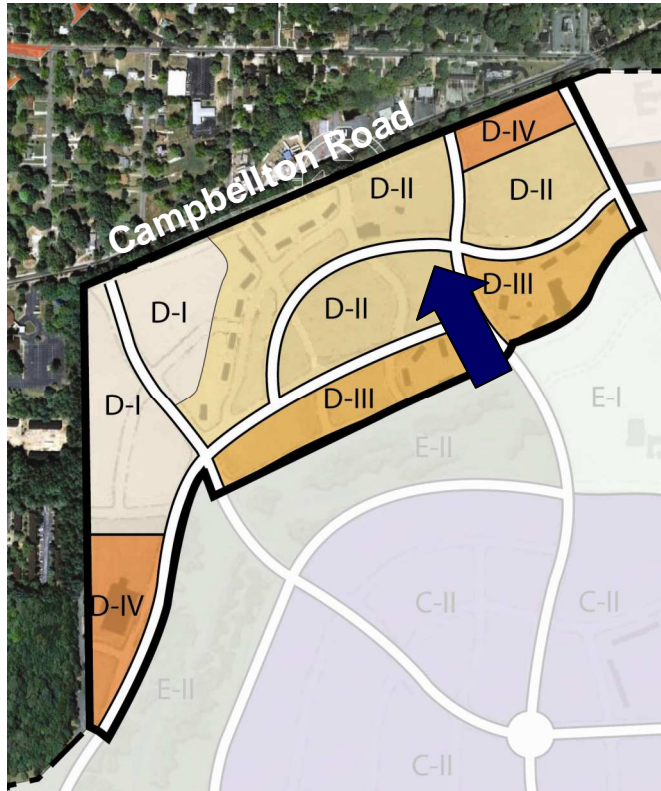


The primary intent of the D-I Subarea is to provide for single-family residential development to blend with the residential zoning of the Venetian Hills neighborhood to the north.





D-II SUBAREA LOCATION



The D-II Subarea is located south of Campbellton Road and immediately northeast of the Villages of East Point.

The primary intent of the D-II Subarea is to provide for medium-density residential development (i.e. townhomes) that transition between the Venetian Hills neighborhood and higher density residential development to the south as well as the Villages of East Point.



FTMCPHERSON

THE VILLAGES OF EAST POINT



Multi-Family Dwellings



Single-Family Dwellings



D-II SUBAREA PROPOSED PRINCIPAL & ACCESSORY USES

| RESIDENTIAL USES | ACCESSORY USES |
|--|--|
| Single-family Dwellings, Two-Family Dwellings, and Multi-family Dwellings (Duplex, semi-detached, and townhomes) | Accessory uses including detached garages, greenhouses, swimming pools, and devices for the generation of energy such as solar panels. Home Occupations |



ANSWER SURVEY QUESTION 9



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MULTI-FAMILY CHARACTER



Townhomes



Flats



Apartments

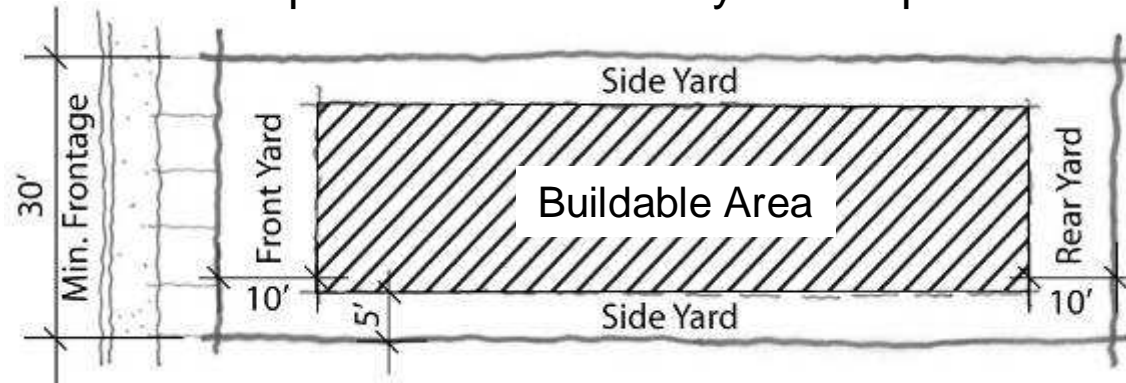


D-II SUBAREA PROPOSED DEVELOPMENT CONTROLS

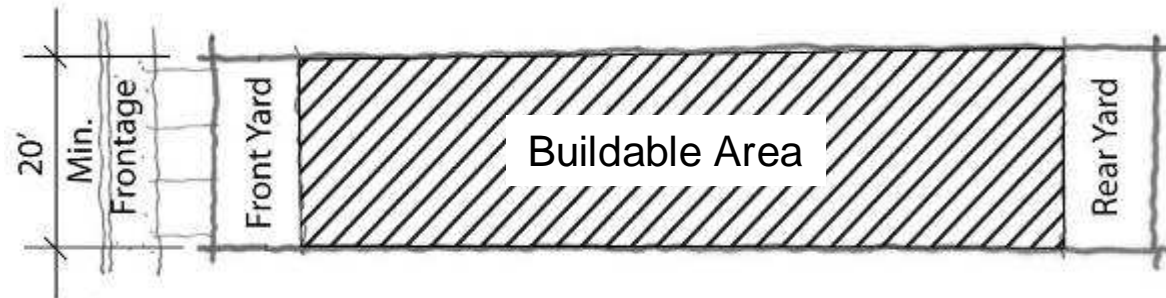
| Permitted Uses | Minimum Lot Size | | Maximum Building Height | Minimum Yard Setbacks | | |
|------------------------------|------------------|---------------|-------------------------|-----------------------|------------|------------------|
| | Area (sf) | Frontage (ft) | (ft) | Front (ft) | Side* (ft) | Rear/ Alley (ft) |
| Single-family and Two-family | 2800 | 30 | 35 | 10 | 5 | 10 |
| Multi-family | 2000 | 20 | 35 | 10 | 5 | 10 |

*Zero-Lot-Line permitted on one side yard provided all other yards meet the minimum yard setback requirements. No side yards required for attached units.

Single-family

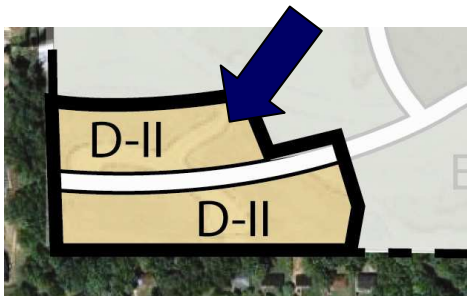
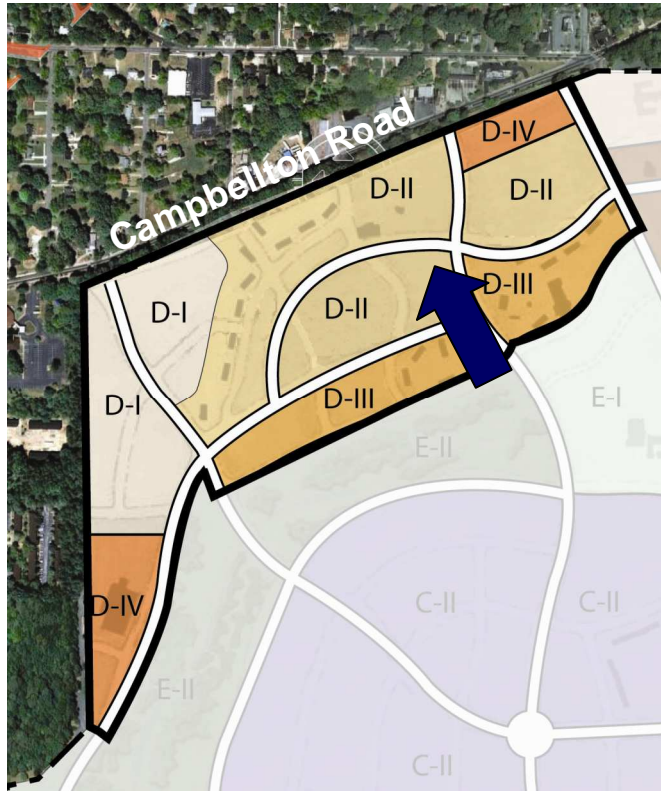


Multi-family
Zero-Lot-Line





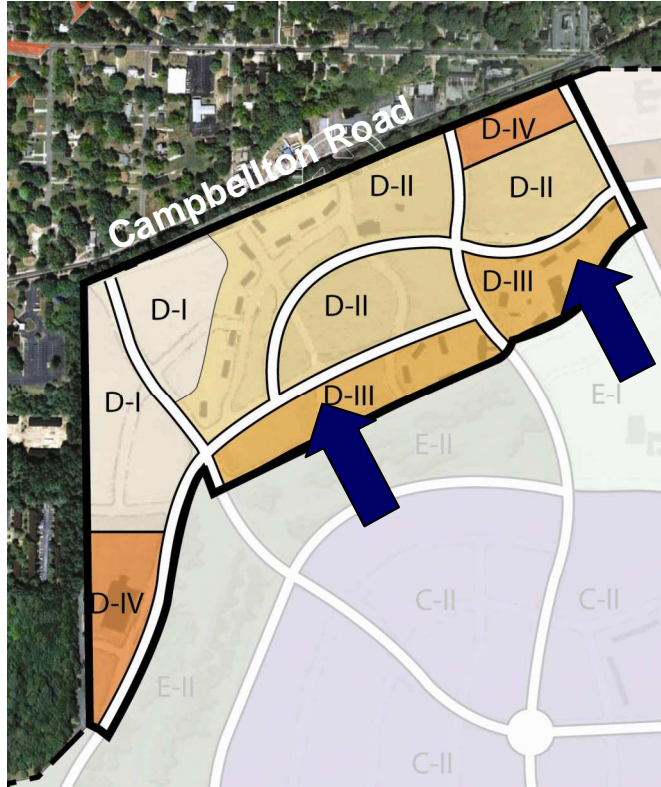
D-II SUBAREA SNAPSHOT



The primary intent of the D-II Subarea is to provide for medium-density residential development (i.e. townhomes) that transition between the Venetian Hills neighborhood and higher density residential development to the south as well as the Villages of East Point.

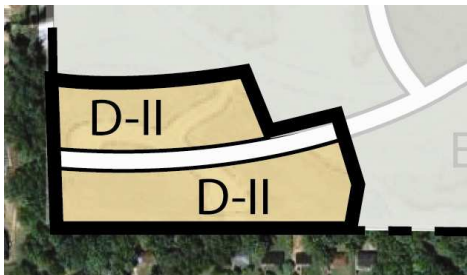


D-III SUBAREA LOCATION



The D-III Subarea is located south of Campbellton Road and the D-II Subarea.

The primary intent of the D-III Subarea is to provide for high-density residential development (ie. apartments and condominiums) adjacent to the Green Space District.





D-III SUBAREA PROPOSED PRINCIPAL & ACCESSORY USES

| RESIDENTIAL USES | ACCESSORY USES |
|---|---|
| Multi-family Dwellings (Apartments, Condominiums) | Accessory uses including clubhouses, swimming pools, and devices for the generation of energy such as solar panels. |

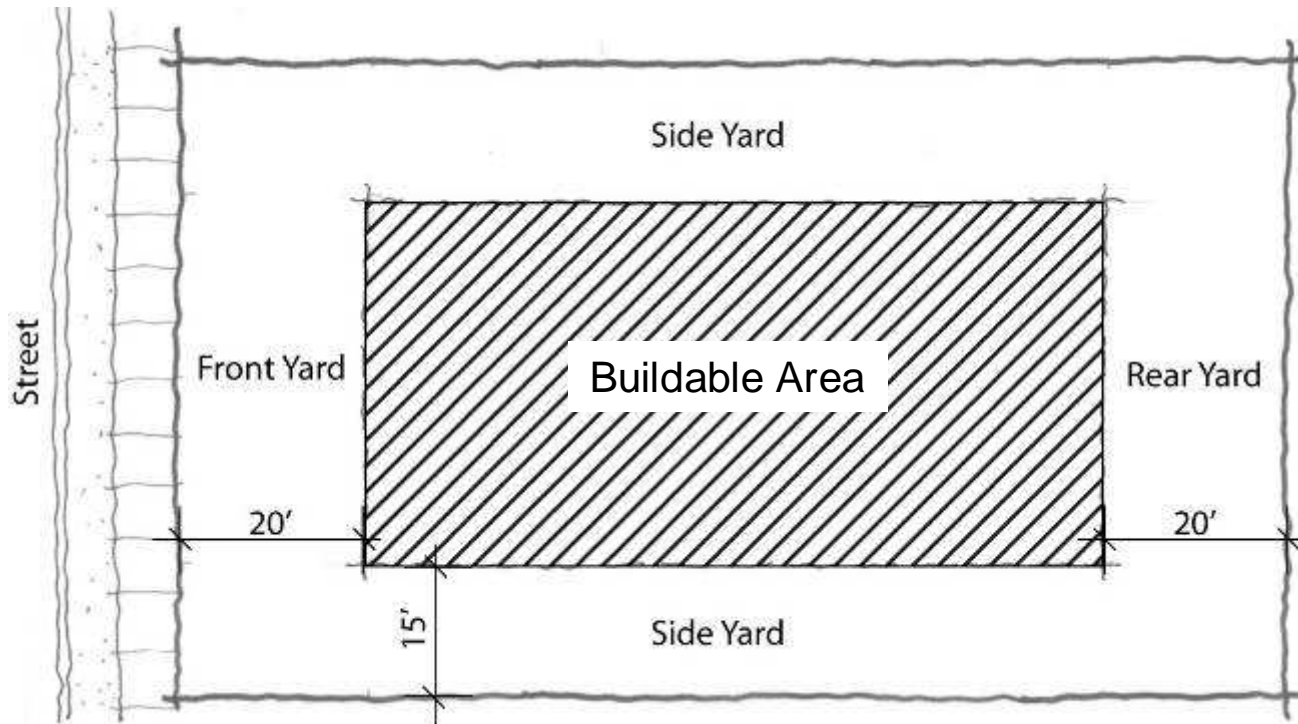


ANSWER SURVEY QUESTION 10



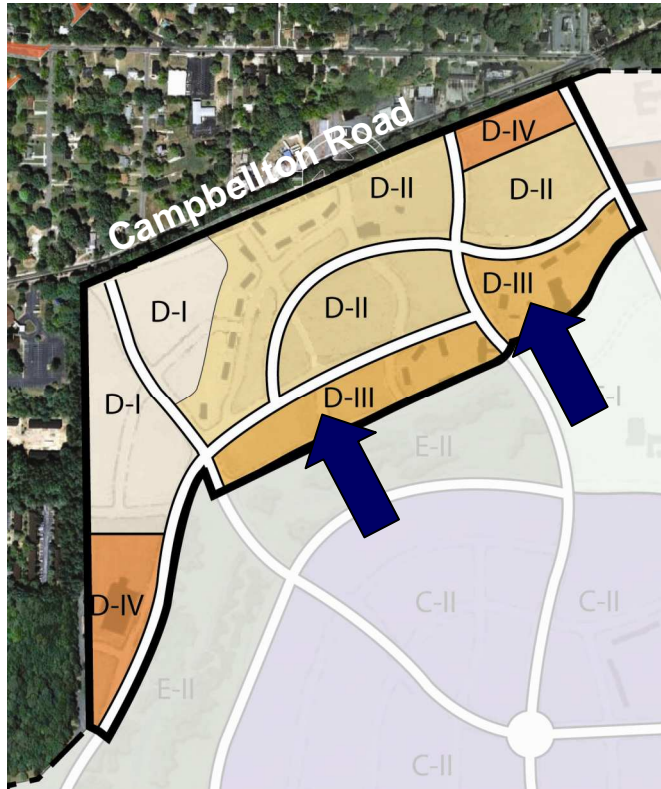
D-III SUBAREA PROPOSED DEVELOPMENT CONTROLS

| Permitted Use | Minimum Lot Size | | Maximum Building Height | Minimum Yard Setbacks | | |
|--------------------------|------------------|---------------|-------------------------|-----------------------|-----------|-----------------|
| | Area (sf) | Frontage (ft) | (ft) | Front (ft) | Side (ft) | Rear/Alley (ft) |
| Multi-family Residential | N/A | 50 | 52 | 20 | 15 | 20 |

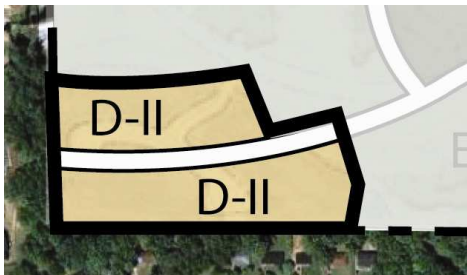




D-II SUBAREA SNAPSHOT

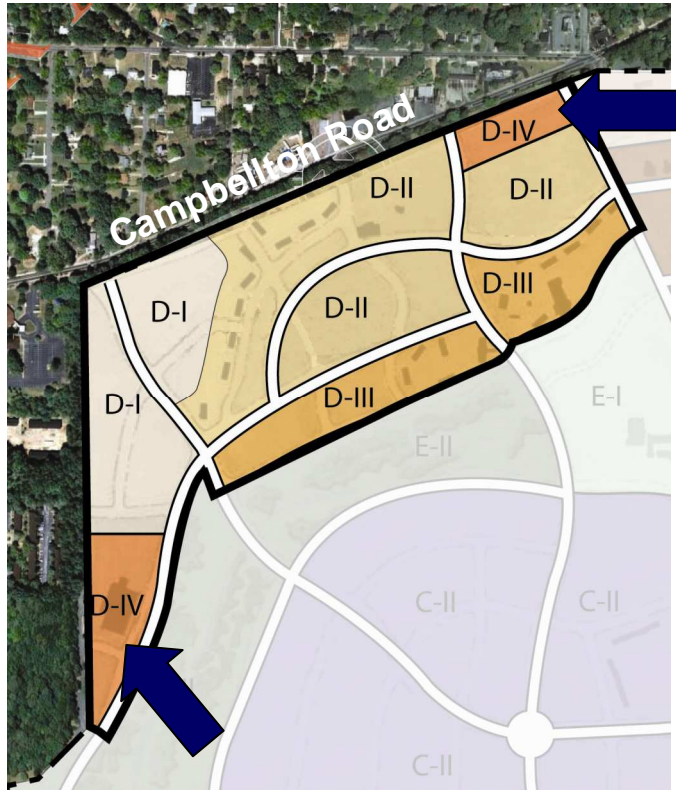


The primary intent of the D-III Subarea is to provide for high-density residential development (ie. apartments and condominiums) adjacent to the Green Space District.



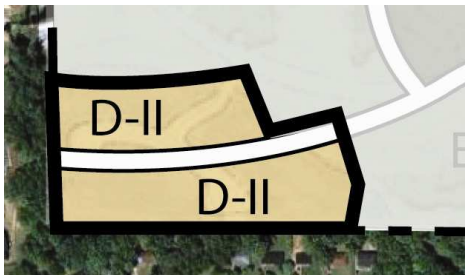


D-IV SUBAREA LOCATION: OPTION 1



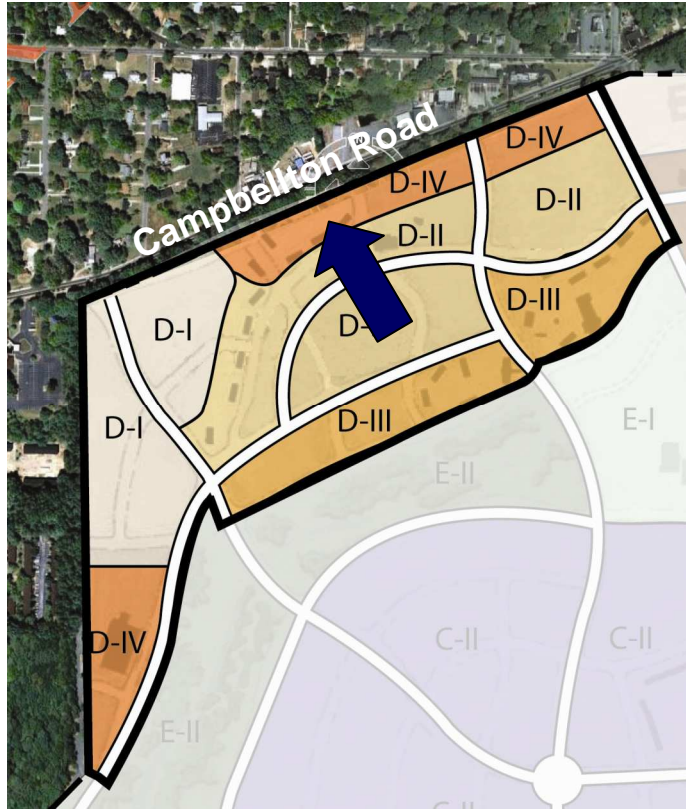
The D-IV Subarea is located south of Campbellton Road and at the existing golf course clubhouse.

The primary intent of the D-IV Subarea is to provide for new neighborhood commercial uses serving adjacent neighborhoods and to allow for residential use above commercial use.

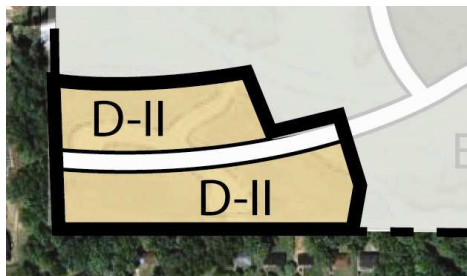




D-IV SUBAREA LOCATION: OPTION 2



One possible alternative for the D-IV Subarea is to allow for additional neighborhood commercial uses along the south side of Campbellton Road.





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CAMPBELLTON ROAD CHARACTER



Venetian Drive Intersection



Fort McPherson Gate Entrance



Commercial Use



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CAMPBELLTON ROAD CHARACTER



Commercial Uses on Campbellton Road





D-IV SUBAREA PROPOSED PRINCIPAL & ACCESSORY USES

| COMMERCIAL/RETAIL USES | |
|--|---|
| <p>The following uses not to exceed 8,000 square feet of floor area:</p> <p>Banks, savings and loan associations, and similar financial institutions, including drive-thru service window</p> <p>Childcare facilities</p> <p>Clinics</p> <p>Commercial recreation establishments</p> <p>Convenience Store</p> <p>Eating and drinking establishments, including bars, coffee shops, and similar establishments (outdoor dining areas allowed)</p> <p>Grocery, gourmet, or food store</p> <p>Offices, studios</p> <p>Retail establishments</p> <p>Sales and repair establishments</p> | <p>The following uses not to exceed 2,000 square feet of floor area:</p> <p>Bakeries</p> <p>Catering establishment</p> <p>Laundry and Dry-cleaning collection stations</p> <p>Tailoring shops and similar establishments</p> <p>Personal service shops including barbershops, beauty shops, manicure shops, and similar establishments</p> |
| | RESIDENTIAL USES |
| | <p>Dwellings occupying the second or higher story of a building.</p> |
| | ACCESSORY USES |
| | <p>Accessory uses including devices for the generation of energy such as solar panels.</p> <p>Parking lots</p> |

ANSWER SURVEY QUESTION 11



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D-IV SUBAREA PROPOSED PROHIBITED USES

The following uses are prohibited:

- Adult Entertainment
- Check Cashing Establishments
- Hiring Halls
- Park-for-Hire Surface Parking Lots
- Pawn Shops
- Tattoo and Body Piercing Establishments

ANSWER SURVEY QUESTION 12



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CAMPBELLTON ROAD REUSE POTENTIAL



Corridor Study Vision



Current Character



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NEIGHBORHOOD COMMERCIAL CHARACTER



East Atlanta Village



Glenwood Park



Virginia-Highland

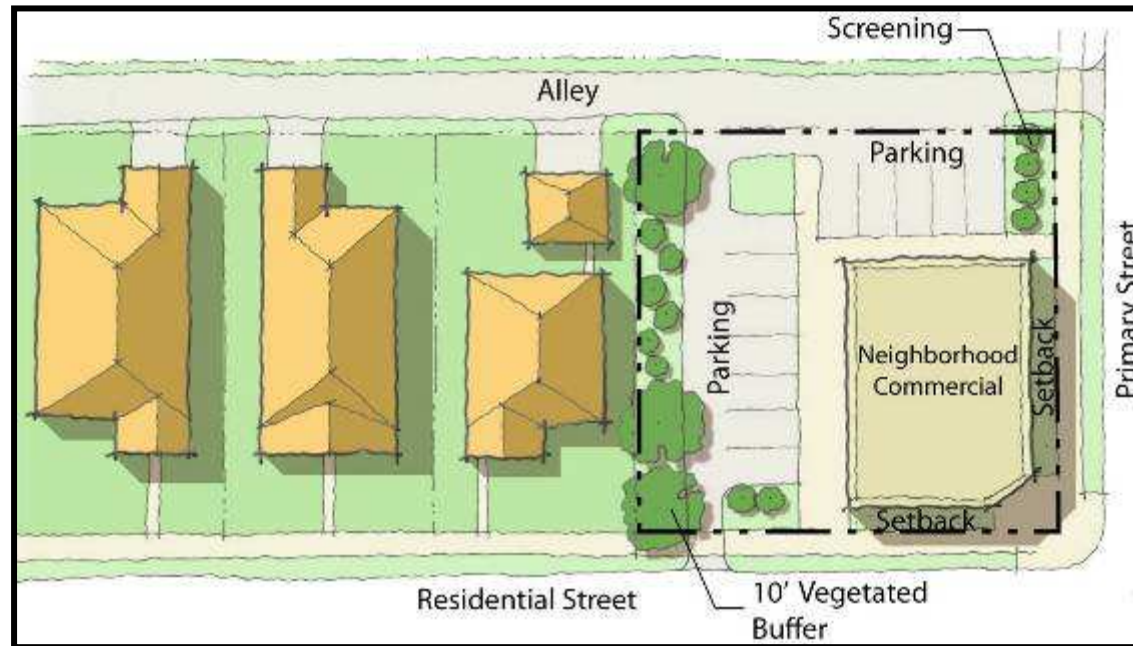




D-IV SUBAREA DEVELOPMENT CONTROLS

| Minimum Lot Size | | Maximum Building Height | Minimum Yard Setbacks* | | |
|------------------|---------------|-------------------------|------------------------|-----------|------------------|
| Area (sf) | Frontage (ft) | (ft) | Front (ft) | Side (ft) | Rear/ Alley (ft) |
| N/A | 75 | 52 | 5 | 10 | 10 |

*On a corner lot the minimum setback from both street right-of-way lines is 5 feet.

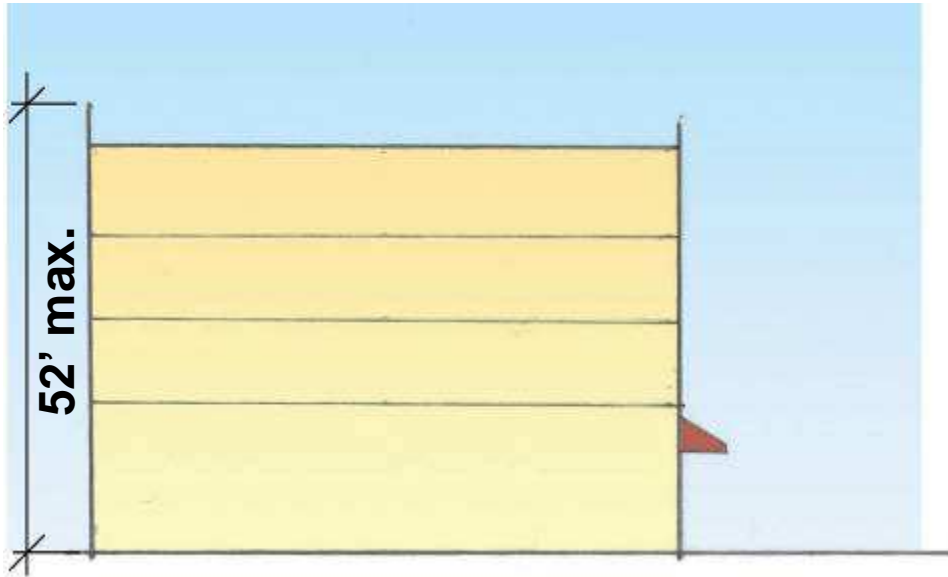


Neighborhood Commercial Illustrative Plan

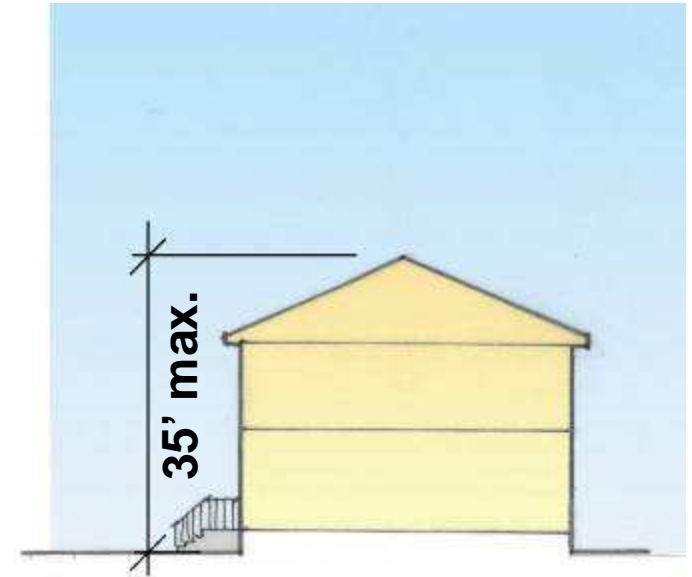


D-IV SUBAREA DEVELOPMENT CONTROLS

Maximum Building Height Illustrations



Neighborhood Commercial
Maximum Height 52 Feet



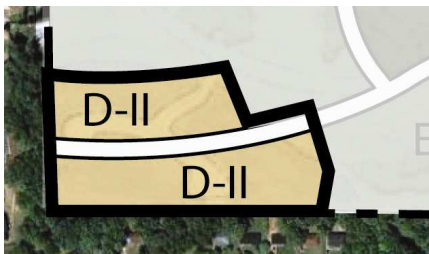
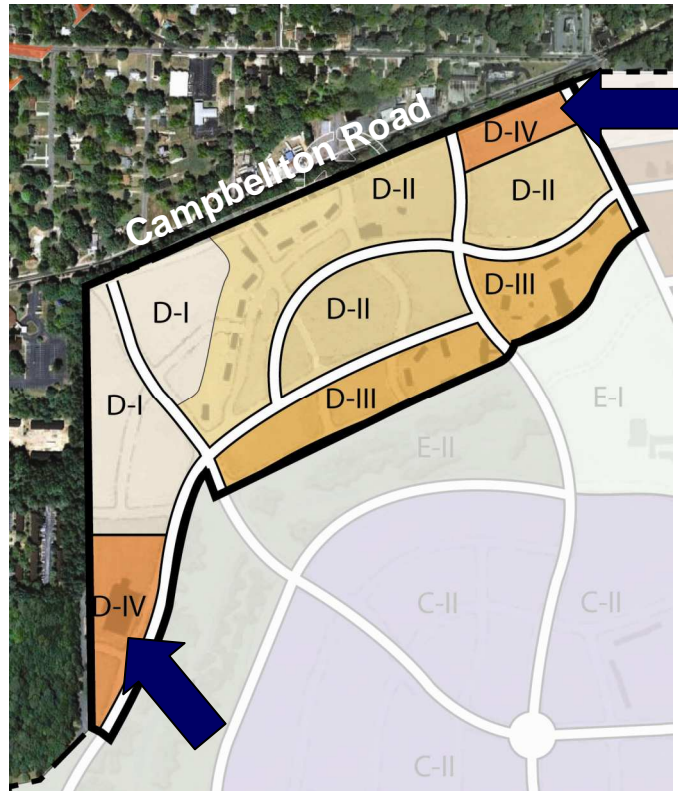
Single-Family
Maximum Height 35 Feet



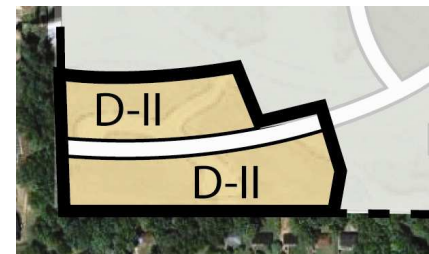
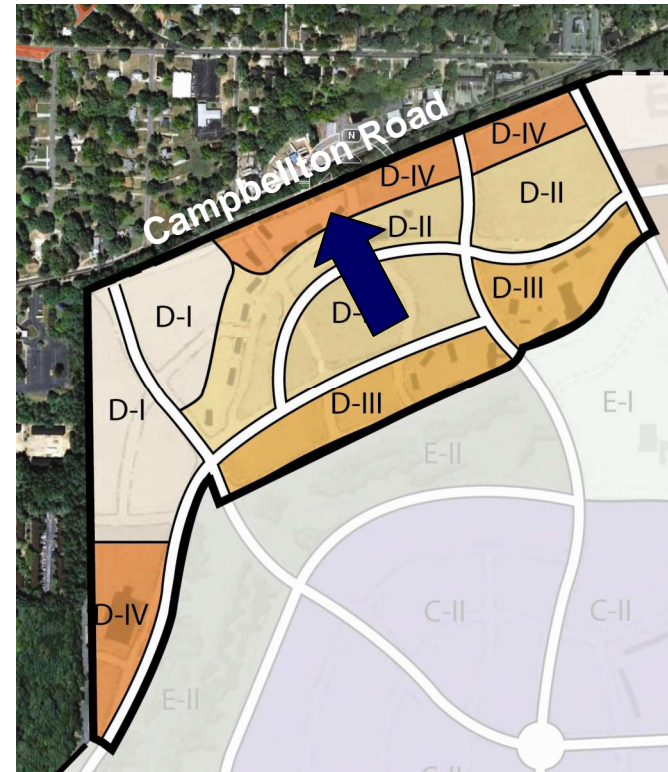
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D-IV SUBAREA SNAPSHOT

Option 1



Option 2



ANSWER SURVEY QUESTION 13








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OVERVIEW MAP OF PROPOSED DISTRICTS



LEGEND

DISTRICTS

| | |
|---|----------------------------|
|  | Historic District |
|  | Residential District |
|  | Main Street District |
|  | Employment Center District |
|  | Green Space District |